

Recording requested by:
Zendegui Law Group P.A.

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: MWR660.N
Parcel ID: 15-5S-16-03626-156

Warranty Deed

This Warranty Deed made this 17th day of May, 2021 between **Randy L. Frame and Tashauna M. Frame, husband and wife** whose post office address is **5422 Rosedale Road, Normantown, WV 25267**, grantor, and **Jennifer Combs, a single woman and Curtis Evans, a single man**, whose post office address is: **660 SW Gull Drive, Lake City, FL 32024**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, **Columbia County, Florida**, to-wit:

The East 1/2 of Lot 85, Hi-Dri Acres Unit 2, according to the plat thereof, as recorded in Plat Book 4, Page(s) 9 and 9A, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 15-5S-16-03626-156

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31st, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Ch R H S
WITNESS No. 1 Signature
Printed Name: Charles R. Holmes

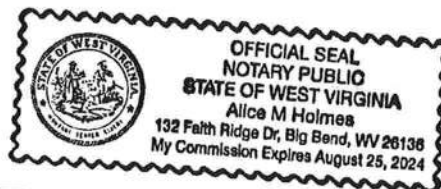
AM
WITNESS No. 2 Signature
Printed Name: Angela M. Miller

R L F
Randy L. Frame
Tashauna M. Frame
Tashauna M. Frame

STATE OF WEST VIRGINIA
COUNTY OF Calhoun

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 14 day of May, 2021, by Randy L. Frame and Tashauna M. Frame.

Alice M. Holmes
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: Drivers License

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.